

AGENDA

RILEY COUNTY PLANNING BOARD

Monday, May 9, 2005
7:30 p.m.

Commission Meeting Room
Courthouse Plaza East

-
1. Consider the minutes of the April 11, 2005 meeting.
 2. Consider the Report of Fees for the month of April 2005.
 3. Consider Final Development Plan. (Reasoner)
 4. Public Hearing at the request of Duane and Jeanette Campbell, petitioners, and owners, to **rezone** a tract of land from Zone A-4 (Single Family Residential) and G-1 (General Agricultural) to Zone A-5 (Single Family Residential).

ACTION NEEDED: Recommend approval/denial to the Board of County Commissioners.

5. Public Hearing at the request of Duane and Jeanette Campbell, petitioners, and, owners, to **plat** a tract of land in Wildcat Township, Section 31, Township 9 South, Range 7 East AND Section 6, Township 10 South, Range 7 East in Riley County, Kansas, into two (2) residential lots.

ACTION NEEDED: Approve/Deny the plat.

6. Appointment of Mike Goreham as Technical Advisor regarding Fort Riley issues.
7. Report on the Comprehensive Plan Update.



PLANNING & DEVELOPMENT

STAFF REPORT

Platting and Rezoning

PETITION: (#05-10) Rezone from “A-4” (Single Family Residential) to “A-5” (Single Family Residential)
(#05-11) Rezone from “G-1” (General Agricultural) to “A-5” (Single Family Residential)
(#05-12) Plat

APPLICANT & PROPERTY OWNER: Duane and Jeanette Campbell
6833 Anderson Ave.
Manhattan, KS 66503

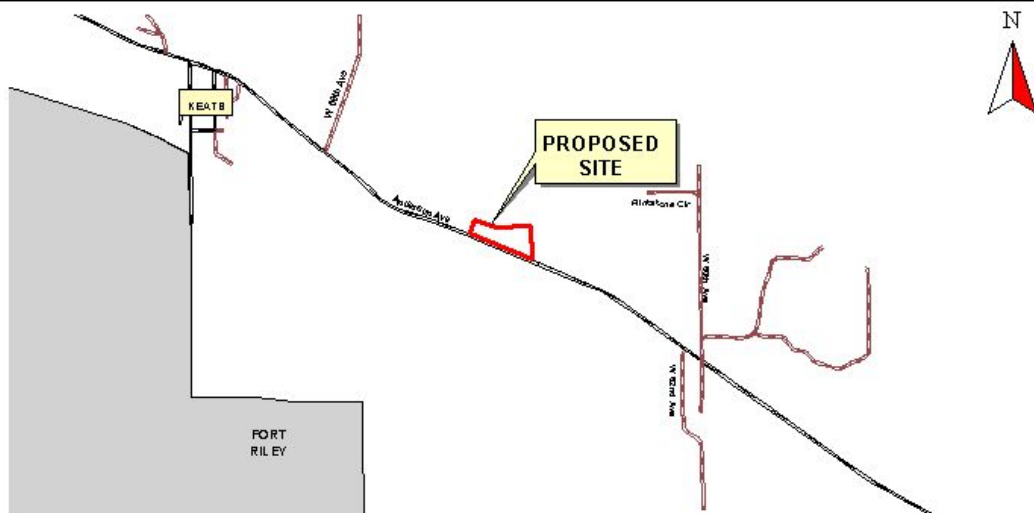
CONTRACT PURCHASER: Kip A. and Jessica L. Campbell
6462 Anderson Ave.
Mnhattan, KS 66503

TYPE OF REQUEST: Request to rezone a tract of land from “A-4” (Single Family Residential) and “G-1” (General Agricultural) to “A-5” (Single Family Residential) and plat the property into two (2) residential lots.

SIZE OF TRACT: The subject site is approximately 8.14 acres.

LOCATION: Generally located approximately one (1) mile southeast of Keats, on the north side of Anderson Avenue; Section 31, Township 9 South, Range 7 East AND Section 6, Township 10 South, Range 7 East; Wildcat Township.

JURISDICTION: This application is subject to the requirements of the Riley County Subdivision Regulations.



BACKGROUND: The subject property is an approximate 8-acre portion of a larger 247.5-acre parent tract. Anderson Avenue divides the property from east to west, with two residences and various outbuildings situated north of Anderson and undeveloped cropland to the south. The Applicant/property owners reside in one dwelling while the Applicant's son resides in the other. The Applicant's wish to subdivide and plat the portion of their land situated north of Anderson into two residential lots.

DESCRIPTION:

Physical site characteristics: The subject site is currently developed with two single family residences and various agriculturally related out-buildings.

General character of the area: The area is a mix of rural residential and agricultural uses.

SUITABILITY OF ZONING:

Current zoning: The current zoning of the subject site is "G-1" (General Agricultural) and "A-4" (Single Family Residential).

Zoning History: The western portion of the subject property was rezoned from "G-1" (General Agricultural) to "A-4" (Single Family Residential) (Pet. #75-32). At that time, the owner wished to change the use of the home from a residential structure associated with the existing farming operation to a rental, prompting the need to rezone that specific area of the parent tract. A second home was permitted to be constructed on the same parent tract (1981) outside of the "A-4" (Single Family Residential) zoning district.

Proposed zoning: The Applicant is proposing to rezone the entire subject property to "A-5" (Single Family Residential).

SURROUNDING ZONING/LAND USE:

	ADJACENT ZONING	LAND USE
NORTH	"G-1" (General Agricultural)	Rural residential
SOUTH	"G-1" (General Agricultural)	Cropland
EAST	"G-1" (General Agricultural)	Farm
WEST	"A-5" (Single Family Residential)	Rural residential

POTENTIAL IMPACT:

Public facilities and services:

Streets and bridges: Each of the proposed lots currently abuts and has direct access to Anderson Avenue, each with an existing entrance. No new entrances are being proposed with the plat.

Water and sewer: Each of the proposed lots currently is served by rural water and individual septic systems.

Fire: Riley County Fire District #1 will serve the site. The nearest County Fire Station is located at 3141 W. 69th Avenue, in Keats.

Effect on public facilities and services: It is not anticipated that platting and rezoning the subject property will have any negative impacts on existing or future public facilities or services.

CONFORMANCE TO THE LAND USE PLAN:

According to the future land use map of the 1988 Urban Area Comprehensive Plan, the subject property is located in Corridor #1. The Plan recognizes that the Anderson corridor will most likely develop from Manhattan to Keats, but recommends that the corridor remain largely suburban-residential.

Staff analysis: According to the Comprehensive Plan, this area is projected for residential development, therefore, the platting and rezoning proposed by the applicant conforms to the Plan. Due to the existing character of surrounding development, it is not anticipated that rezoning the subject property will cause conflicts between agricultural and urban land uses.

COMMENTS AND CONCERNS:

HEALTH DEPARTMENT: The Health Department has reviewed the request to plat. They report that each of the proposed lots have lawful waste disposal systems.

RILEY COUNTY CONSERVATION DISTRICT: The staff of the Riley County Conservation District has reviewed the request and report that they have no particular concerns.

COUNTY ENGINEER: The County Engineer has reviewed the request and reported no issues.

STAFF RECOMMENDATIONS: Staff recommends that the Planning Board forward a recommendation of approval of the request to rezone the proposed property to the Board of County Commissioners, based on the following findings:

- The proposed zoning and existing uses of the subject property are compatible with those of surrounding properties;
- The subject site is in an area that has a mix of nearby residential zoning districts and residential development;
- Conforms to the 1988 Urban Area Comprehensive Plan;

Staff also recommends approval of the request to plat the proposed property, as it has been determined that all requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met.

POSSIBLE MOTION(S)

ACTION NEEDED FOR REZONING:

A. Move to approve the request to rezone the subject property from “A-4” (Single Family Residential) to “A-5” (Single Family Residential) for the following reasons:

- ☐ The rezoning is compatible with the character of the neighborhood.
- ☐ The rezoning is compatible with the zoning and uses of properties nearby.
- ☐ The subject property is not suitable for the uses allowed by the current zoning.
- ☐ Removal of the current restrictions by rezoning will not detrimentally affect nearby property.
- ☐ The subject property has remained vacant as zoned for a substantial time period.
- ☐ The gain to the public health, safety and welfare by denying rezoning is not as great as the hardship imposed upon the individual landowner.
- ☐ The rezoning is consistent with the recommendations of permanent or professional staff.
- ☐ The rezoning conforms to the adopted comprehensive plan.
- ☐ The rezoning will not detrimentally affect the conservation of the natural resources of the County.
- ☐ The rezoning will result in the efficient expenditure of public funds.
- ☐ The rezoning will promote the health, safety, convenience, prosperity and general welfare of the inhabitants of the County.

Or

B. Move to deny the request to rezone the subject property for the following reasons:

- ☐ The rezoning is incompatible with the character of the neighborhood.
- ☐ The rezoning is incompatible with the zoning and uses of properties nearby.
- ☐ The subject property is not suitable for the uses allowed by the proposed zoning.
- ☐ Removal of the current restrictions by rezoning will detrimentally affect nearby property.
- ☐ The subject property is developed or utilized as zoned for a substantial time period.
- ☐ The gain to the public health, safety and welfare by denying rezoning is greater than the hardship imposed upon the individual landowner.
- ☐ The rezoning is inconsistent with the recommendations of permanent or professional staff.
- ☐ The rezoning does not conform to the adopted comprehensive plan.
- ☐ The rezoning may detrimentally affect the conservation of the natural resources of the County.
- ☐ The rezoning will result in the inefficient expenditure of public funds.
- ☐ The rezoning will diminish the health, safety, convenience, prosperity and general welfare of the inhabitants of the County.

ACTION NEEDED FOR REZONING:

C. Move to approve the request to rezone the subject property from “G-1” (General Agricultural) to “A-5” (Single Family Residential) for the following reasons:

- ☐ The rezoning is compatible with the character of the neighborhood.
- ☐ The rezoning is compatible with the zoning and uses of properties nearby.
- ☐ The subject property is not suitable for the uses allowed by the current zoning.
- ☐ Removal of the current restrictions by rezoning will not detrimentally affect nearby property.

- ❑ The subject property has remained vacant as zoned for a substantial time period.
- ❑ The gain to the public health, safety and welfare by denying rezoning is not as great as the hardship imposed upon the individual landowner.
- ❑ The rezoning is consistent with the recommendations of permanent or professional staff.
- ❑ The rezoning conforms to the adopted comprehensive plan.
- ❑ The rezoning will not detrimentally affect the conservation of the natural resources of the County.
- ❑ The rezoning will result in the efficient expenditure of public funds.
- ❑ The rezoning will promote the health, safety, convenience, prosperity and general welfare of the inhabitants of the County.

Or

D. Move to deny the request to rezone the subject property for the following reasons:

- ❑ The rezoning is incompatible with the character of the neighborhood.
- ❑ The rezoning is incompatible with the zoning and uses of properties nearby.
- ❑ The subject property is not suitable for the uses allowed by the proposed zoning.
- ❑ Removal of the current restrictions by rezoning will detrimentally affect nearby property.
- ❑ The subject property is developed or utilized as zoned for a substantial time period.
- ❑ The gain to the public health, safety and welfare by denying rezoning is greater than the hardship imposed upon the individual landowner.
- ❑ The rezoning is inconsistent with the recommendations of permanent or professional staff.
- ❑ The rezoning does not conform to the adopted comprehensive plan.
- ❑ The rezoning may detrimentally affect the conservation of the natural resources of the County.
- ❑ The rezoning will result in the inefficient expenditure of public funds.
- ❑ The rezoning will diminish the health, safety, convenience, prosperity and general welfare of the inhabitants of the County.

ACTION NEEDED FOR PLAT:

A. Motion to approve the request to plat the subject property into two (2) lots, as it has been determined that it meets the requirements of the Riley County Subdivision Regulations.

Or

B. Motion to deny the request to plat the subject property into two (2) lots, as it has been determined that it does not meet the requirements of the Riley County Subdivision Regulations.

ATTACHMENTS:

- Vicinity/site map

- Surrounding zoning map
- Soils map
- Plat map

Prepared by: Bob Isaac, Planner
April 29, 2005



Created by Shelly Taylor

VICINITY & SITE

Campbell

Petition #05-10
Rezone A-4 to A-5

Petition #05-11
Rezone G-1 to A-5

Petition #05-12
Plat
(Campbell Subd)

31-9-7 & 6-10-7





SURROUNDING ZONING

Campbell

Petition #05-10
Rezone A-4 to A-5

Petition #05-11
Rezone G-1 to A-5

Petition #05-12
Plat
(Campbell Subd)

31-9-7 & 6-10-7

- County Zoning
- A-1 Single Family
 - A-2 Single Family
 - A-3 Single Family
 - A-4 Single Family
 - A-5 Single Family
 - B-1 Two Family
 - B-2 Multiple Family
 - B-3 Mobile Home Park
 - C-1 Neighborhood Bus
 - C-2 Shopping Dist
 - C-3 General Business
 - C-4 Highway Business
 - D-1 Industrial Park
 - D-2 Light Industrial
 - D-3 Heavy Industrial
 - D-4 Business Park
 - G-1 General Ag
 - H-1 Home Based
 - PUD Planned Unit Dev
 - U University





Created by Shelly Taylor



SOILS

Campbell


Petition #05-10
Rezone A-4 to A-5


Petition #05-11
Rezone G-1 to A-5

Petition #05-12
Plat
(Campbell Subd)

31-9-7 & 6-10-7

Prime Soils - NRCS

 NRCS - Not Prime

 NRCS - Prime

